

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**JUNE 8, 2006**

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 1

## Las Vegas City Council

Mayor Oscar B. Goodman  
Mayor Pro-Tem Gary Reese, Ward 3  
Councilman Larry Brown, Ward 4  
Councilman Lawrence Weekly, Ward 5  
Councilman Steve Wolfson, Ward 2  
Councilwoman Lois Tarkanian, Ward 1  
Councilman Steven D. Ross, Ward 6  
City Manager, Douglas Selby

## Commissioners

Glenn E. Trowbridge, Chairman  
Steven Evans, Vice-Chairman  
Byron Goynes  
Richard Truesdell  
Leo Davenport  
David W. Steinman  
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Compliance with the Open Meeting Law

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2<sup>nd</sup> Floor Skybridge  
Clark County Government Center, 500 South Grand Central Parkway  
Las Vegas Library, 833 Las Vegas Boulevard North  
Grant Sawyer Building, 555 East Washington Avenue  
Bulletin Board, City Hall Plaza (next to Metro Records)

**MINUTES:** Approval of the **May 11, 2006** Planning Commission Meeting minutes by reference (\_\_\_ vote)

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

# Agenda

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### PLANNING COMMISSION MEETING

*JUNE 8, 2006*

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 2

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

# Agenda

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### PLANNING COMMISSION MEETING

JUNE 8, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 3

#### CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-13107 - TENTATIVE MAP - ASTORIA HOMES AT CLIFF'S EDGE POD 301 - APPLICANT/OWNER: THE ASTORIA CORPORATION - Request for a Tentative Map FOR A 192 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 20.50 acres at the southeast corner of Puli Road and Dorrell Lane (APN 126-24-210-001) PD (Planned Development) Zone, Ward 6 (Ross).
2. TMP-13247 - BUNKER COMMONS II - APPLICANT: ROYAL CONSTRUCTION CO. - OWNER: SF INVESTMENT, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 16 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), U (Undeveloped) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 5 (Weekly).

#### ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

3. SUP-13271 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: C.R.E.M. CORPORATION INC. - OWNER: TOFFY ENTERPRISES LLC, - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on 1.22 acres at 8251 West Charleston Boulevard (APN 163-04-117-003), C-1 (Limited Commercial) Ward 1 (Tarkanian)

# Agenda

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### PLANNING COMMISSION MEETING

JUNE 8, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

4. SUP-13410 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARTURO VIRAY - OWNER: WMCV PHASE I, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 495 South Grand Central Parkway, Suite #116 (APN 139-33-610-011), PD (Planned Development) Zone, Ward 5 (Weekly).
5. VAC-13136 - VACATION - PUBLIC HEARING - APPLICANT: LOCHSA ENGINEERING - OWNER: NEVSUR, INC. - Petition to Vacate a 15-foot public right of way at the southeast corner of Smoke Ranch Road and Buffalo Drive, Ward 4 (Brown).
6. VAC-13158 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BART MAYBIE - Petition to Vacate a portion of the west half of Buffalo Drive south of Iron Mountain Road, Ward 6 (Ross).

#### PUBLIC HEARING ITEMS:

7. ABEYANCE - GPA-12310 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: TMF INVESTMENTS, LLC, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 5.41 acres adjacent to the west side of Decatur Boulevard between Madre Mesa Drive and Roberta Lane (APNs 138-13-701-023 and 050), Ward 5 (Weekly)
8. ABEYANCE - ZON-12312 - REZONING RELATED TO GPA-12310 - PUBLIC HEARING - APPLICANT/OWNER: TMF INVESTMENTS, LLC, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES); U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION]; AND U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 10.53 acres adjacent to the west side of Decatur Boulevard between Madre Mesa Drive and Roberta Lane (APNs 138-13-701-023, 045, 050, and 057), Ward 5 (Weekly).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

JUNE 8, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

9. **ABEYANCE - VAR-12318 - VARIANCE RELATED TO GPA-12310 AND ZON-12312 - PUBLIC HEARING - APPLICANT/OWNER: TMF INVESTMENTS, LLC, ET AL** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 20 FEET WHERE A 105-FOOT SETBACK IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW THREE STORIES WHERE A MAXIMUM OF TWO STORIES IS ALLOWED on 10.53 acres adjacent to the west side of Decatur Boulevard between Madre Mesa Drive and Roberta Lane (APNs 138-13-701-023, 045, 050, and 057), R-E (Residence Estates) Zone, U (Undeveloped) Zone [M (Medium Density Residential) Master Plan Designation], and U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).
10. **ABEYANCE - SDR-12316 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-12310, ZON-12312, AND VAR-12318 - PUBLIC HEARING - APPLICANT/OWNER: TMF INVESTMENTS, LLC, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 200-UNIT APARTMENT PROJECT AND A WAIVER TO ALLOW A ONE-FOOT PERIMETER LANDSCAPE BUFFER WHERE SIX FEET IS THE MINIMUM LANDSCAPE BUFFER WIDTH REQUIRED AND TO ALLOW A 10-FOOT BUFFER WHERE 15 FEET IS THE MINIMUM WIDTH REQUIRED on 10.53 acres adjacent to the west side of Decatur Boulevard between Madre Mesa Drive and Roberta Lane (APNs 138-13-701-023, 045, 050, and 057), R-E (Residence Estates) Zone, U (Undeveloped) Zone [M (Medium Density Residential) Master Plan Designation], U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).
11. **VAC-13244 - VACATION RELATED TO GPA-12310, ZON-12312, VAR-12318 AND SDR-12136 - PUBLIC HEARING - APPLICANT: TMF INVESTMENTS, LLC, ET AL - OWNER: DECATUR VILLAGE/TMF INVESTMENTS** - Petition to Vacate two 20-foot wide drainage easements generally located on the north side of Roberta Drive, approximately 680 feet west of Decatur Boulevard, Ward 5 (Weekly).
12. **ABEYANCE - RENOTIFICATION - SDR-11676 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BELL REAL ESTATE, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 25,906 SQUARE FOOT AUTO REPAIR GARAGE (MAJOR), A 1,208-SPACE PARKING GARAGE AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STEPBACK REQUIREMENT on 1.77 acres at 2030, 2112, 2100, and 2114 Industrial Road (APNs 162-04-704-008; 162-04-802-001, 002, 003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian). NOTE: THIS APPLICATION IS BEING RE-NOTIFIED TO INCREASE THE SQUARE FOOTAGE OF THE AUTO REPAIR GARAGE USE TO 41,777 SQUARE FEET.

# Agenda

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### PLANNING COMMISSION MEETING

JUNE 8, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

13. MOD-12919 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULLSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Major Modification to the Las Vegas Medical District Plan TO AMEND THE LAND USE DESIGNATION FROM: MD-2 (MAJOR MEDICAL) TO: MD-1 (MEDICAL SUPPORT) on 0.74 acre at 728 Desert Lane (APN 139-33-402-021), Ward 5 (Weekly)
14. VAR-12925 - VARIANCE RELATED TO MOD-12919 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULLSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Variance TO ALLOW 85 PARKING SPACES WHERE 100 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.74 acre at 728 Desert Lane (APN 139-33-402-021), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation] [PROPOSED: MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).
15. SDR-12922 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-12919 AND VAR-12925 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULLSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 24 RESIDENTIAL CONDOMINIUM UNITS AND 13,465 SQUARE FEET OF MEDICAL OFFICE SPACE on 0.74 acre at 728 Desert Lane (APN 139-33-402-021), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation] [PROPOSED: MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).
16. VAR-12102 - VARIANCE - PUBLIC HEARING - APPLICANT: TRIPLE FIVE DEVELOPMENT - OWNER: VILLAGE SQUARE BUILDING P, LLC - Request for a Variance TO ALLOW 2,404 PARKING SPACES WHERE 2,440 IS THE MINIMUM REQUIRED after the addition of a 1,200 square foot restaurant within an existing commercial center on 36.8 acres at 9440 West Sahara Avenue (APN 163-06-816-002, -003, -004, -005, -007, -009, -011, -013, -015, -017, -019, -020, -024, -025, -026, -027, -029, -030, -031, -032, -033, -034, -035, and -036), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
17. VAR-13201 - VARIANCE - PUBLIC HEARING - APPLICANT: MALCO ENTERPRISES NEVADA, INC - OWNER: J & L PROPERTY LEASING, LLC - Request for a Variance TO ALLOW A 55 FOOT FREESTANDING SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.55 acres at 5600 West Sahara Avenue (APN 163-01-404-014 and 163-01-404-021), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).



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**JUNE 8, 2006**

**Council Chambers 400 Stewart Avenue**

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**TDD 386-9108**

**<http://www.lasvegasnevada.gov>**

**Page 7**

18. **VAR-13203 - VARIANCE - PUBLIC HEARING - APPLICANT: TUFF SHED, INC - OWNER: KEVIN L. SMITH** - Request for a Variance TO ALLOW A 19 FOOT, 2 INCH PROPOSED ACCESSORY STRUCTURE THAT EXCEEDS THE HEIGHT OF THE 10 FOOT, 6 INCH MAIN DWELLING on 0.17 acre at 4217 West Oakey Boulevard (APN 162-06-710-010), R-1 (Single Family Residence) Zone, Ward 1 (Tarkanian).
  
19. **VAR-13245 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WARMINGTON HOMES OF NEVADA** - Request for a Variance TO ALLOW 220 SINGLE FAMILY DWELLINGS WITH SIDE YARD SETBACKS OF TWO FEET WHERE THREE FEET IS THE MINIMUM SETBACK REQUIRED on 20.9 acres at the southwest corner of Hualapai Way and Farm Road (APN 126-13-710-001), PD (Planned Development) Zone, Ward 6 (Ross).
  
20. **SUP-13180 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VALLEY GROUP HOMES, LLC - OWNER: CRISTINA P. ABU DAYYEH** - Request for a Special Use Permit FOR A PROPOSED GROUP RESIDENTIAL CARE FACILITY WHICH IS LESS THAN 660 FEET FROM AN EXISTING GROUP RESIDENTIAL CARE FACILITY located at 1512 Marcus Drive (APN 162-06-212-004), R-1 (Single Family Residence) Zone, Ward 1 (Tarkanian).
  
21. **SUP-13198 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEO GARCIA - OWNER: TEK TJIA** - Request for a Special Use Permit FOR ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN A PROPOSED GROCERY STORE at 3700 East Charleston Boulevard (APN 140-31-401-036), C-1 (Limited Commercial) Ward 3 (Reese).
  
22. **SUP-13209 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: J & S DIESEL SERVICE, INC.** - Request for a Special Use Permit TO ALLOW A 40-FOOT WIDE PRIVATE STREET FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.10 acres on the southeast corner of Dorrell Lane and Unicorn Street, APN: 125-24-602-001, R-E (Residence Estates) zone under resolution of intent to R-1 (Single Family Residential), Ward 6 (Ross).
  
23. **SDR-12131 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Request for a Site Development Plan Review FOR A PROPOSED TEMPORARY PARKING LOT CONSISTING OF 864 SPACES WITH WAIVERS OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on a portion of 77.08 acres at 1001 South Valley View Boulevard (APNs 139-31-702-002 and 139-31-801-006), C-V (Civic) Zone, Ward 1 (Tarkanian).

# Agenda

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### PLANNING COMMISSION MEETING

JUNE 8, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

24. ABEYANCE - MOD-11449 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: GREAT MALL OF LAS VEGAS, LLC - Request for a Major Modification of the Town Center Development Plan TO CHANGE THE LAND USE DESIGNATION FROM: GC-TC (GENERAL COMMERCIAL) TO: UC-TC (URBAN CENTER MIXED USE) on 49.82 acres adjacent to the northeast corner of Deer Springs Way and Grand Montecito Parkway (APN 125-20-201-001), T-C (Town Center) Zone [PROPOSED: UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).  
**NOTE: THE APPLICATION HAS BEEN AMENDED TO CHANGE APN 125-20-201-001 TO APN 125-21-201-001 AND TO AMEND TOTAL ACREAGE TO 24.91 ACRES**
25. ABEYANCE - VAR-13505 - VARIANCE RELATED TO MOD-11449 - PUBLIC HEARING - APPLICANT/OWNER: GREAT MALL OF LAS VEGAS, LLC - Request for a Variance TO ALLOW 15 PERCENT OPEN SPACE WHERE A MINIMUM OF 20 PERCENT OPEN SPACE IS REQUIRED on 49.82 acres adjacent to the northeast corner of Deer Springs Way and Grand Montecito Parkway (APNs 125-20-601-003 and 005; 125-20-602-002, 003, and 005 through 008; and 125-20-603-001 through 004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).  
**NOTE: THE APPLICATION HAS BEEN AMENDED TO CHANGE APN 125-20-201-001 TO APN 125-21-201-001, AND TO DELETE APNs 125-20-601-003 AND 005, 125-20-602-002, 003 AND 005 THROUGH 008; AND 125-20-603-001 THROUGH 004, AND TO AMEND THE TOTAL ACREAGE TO 24.91 ACRES**
26. ABEYANCE - SUP-11444 - SPECIAL USE PERMIT RELATED TO MOD-11449 AND VAR-13505 - PUBLIC HEARING - APPLICANT/OWNER: GREAT MALL OF LAS VEGAS, LLC - Request for a Special Use Permit TO ALLOW A DEVELOPMENT IN EXCESS OF TWELVE STORIES AND WAIVER FROM THE 330-FOOT DISTANCE SEPARATION REQUIREMENT FROM SINGLE FAMILY RESIDENCES on 49.82 acres adjacent to the northeast corner of Deer Springs Way and Grand Montecito Parkway (APN 125-20-201-001, 125-20-601-003, 005; 125-20-603-001 through 004; 125-20-602-002, 003, 005 through 008), T-C (Town Center) Zone [PROPOSED: UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).  
**NOTE: THE APPLICATION HAS BEEN AMENDED TO CHANGE APN 125-20-201-001 TO APN 125-21-201-001; AND ADD APN 125-20-601-006**



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### PLANNING COMMISSION MEETING

JUNE 8, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

27. **ABEYANCE - SDR-10126 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-11449, VAR-13505 AND SUP-11444 - PUBLIC HEARING - APPLICANT/OWNER: GREAT MALL OF LAS VEGAS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 1,575,000 GROSS SQUARE-FOOT MIXED-USE REGIONAL MALL WITH 900 RESIDENTIAL UNITS AND WAIVERS OF MAIN TRANSITION ZONE, TOWN CENTER CORE AND TOWN CENTER URBAN ZONE BUILDING HEIGHT, STEPBACK AND BUILD-TO-LINE REQUIREMENTS; AND TO ALLOW 15.4 PERCENT OPEN SPACE WHERE 20 PERCENT IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED ON THE TOWN CENTER PORTION OF THE PROJECT on 49.82 acres at the northeast corner of Grand Montecito Parkway and Deer Springs Way (APNs 125-20-201-001, 125-20-601-003, 005; 125-20-603-001 through 004; 125-20-602-002, 003, 005 through 008), T-C (Town Center) Zone [PROPOSED: UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).  
**NOTE: THE APPLICATION HAS BEEN AMENDED FROM A WAIVER OF THE TOWN CENTER URBAN ZONE TO A WAIVER OF THE TOWN CENTER EDGE ZONE BUILDING HEIGHT, STEPBACK AND BUILD-TO-LINE REQUIREMENTS; TO REMOVE THE WAIVER TO ALLOW A REDUCTION IN OPEN SPACE; TO ADD A WAIVER OF TOWN CENTER SETBACK REQUIREMENTS; TO AMEND APN 125-20-201-001 TO APN 125-21-201-001; AND TO ADD APN 125-20-601-006**
28. **ABEYANCE - VAR-12782 - VARIANCE - PUBLIC HEARING - APPLICANT: JAMES E. STROH - OWNER: NORTHBROOKE, LLC, ET AL** - Request for a Variance TO ALLOW 361 PARKING SPACES WHERE 412 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED CHURCH/HOUSE OF WORSHIP on 7.84 acres adjacent at 4275, 4285, 4295, 4305, 4315, 4325, and 4335 North Rancho Drive (APNs 138-02-712-005, 006, 007, 009, 010, 011 and 012), C-2 (General Commercial) Zone, Ward 6 (Ross).

#### **DIRECTOR'S BUSINESS:**

29. **TXT-13518 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06.060, "Downtown Overlay District;" Title 19.08.040, "Residential District Development Standards;" and Title 19.08.050, "Commercial and Industrial District Development Standards," to address the application of sub-district development standards for the Downtown Overlay District.
30. **TXT-13530 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend the Lone Mountain Master Development Plan and Design Standards to add "Auto Repair Garage, Minor" to the list of permissible uses, and to define the process for amending the master plan document.

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### PLANNING COMMISSION MEETING

*JUNE 8, 2006*

Council Chambers 400 Stewart Avenue

Phone 229-6301 TDD 386-9108 <http://www.lasvegasnevada.gov>

Page 10

#### CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.